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**KORANDA'S SUBDIVISION IMPROVEMENT  
COMPLETION AGREEMENT**

**MAIL TO  
RECORDER'S BOX 324 (R2)**

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## KORANDA'S SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT

This Agreement, made this 15<sup>th</sup> day of December, 2003 by and between Hugo and Eunice Koranda, hereinafter referred to as Owner, and the Village of Burr Ridge, a municipal corporation in Cook and DuPage Counties, Illinois, hereinafter referred to as Village:

### WITNESSETH:

WHEREAS, Owner owns the property described in Exhibit A attached hereto and made a part hereof.

WHEREAS, Owner has caused said property to be subdivided and has filed, for final approval by Village, a subdivision plats entitled Final Plat of Subdivision for Koranda's Subdivision and Final Plat of Subdivision for Koranda Subdivision Unit 2, prepared by CEMCON, Ltd., and dated November 27, 2001 and October 17, 2003 respectively.

WHEREAS, Village's ordinances require the installation and completion at Owner's expense of certain public and/or private improvements (hereinafter referred to as land improvements) in any such subdivision within two (2) years from the date of Village's approval of the final subdivision plat, except where directed by the Village to delay installation of the final bituminous surface course on streets for a period of not more than two (2) years from acceptance of the balance of land improvements, as provided in Section XI of the Subdivision Regulations Ordinance, and the maintenance and repair of said improvements for a period of two (2) years after completion and acceptance by Village.

NOW, THEREFORE, in consideration of the Village's approval of the plat of subdivision hereinabove described and other good and valuable consideration, Owner hereby agrees as follows:

1. That at Owner's expense, Owner shall fully install and complete within two (2) years from date of approval of the subdivision plat of Koranda's Subdivision Unit 2, the land improvements provided for in the plans and specifications entitled Final Site Infrastructure Plans for Koranda's/Shady Lane Subdivision, consisting of 14 pages, prepared by CEMCON, Ltd. and dated September 17, 2003, except where directed by the Village to delay installation of the final bituminous surface course on street as provided by Section XI of the Subdivision Regulations Ordinance. Said plans and specifications are incorporated herein by reference.
2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements. If Owner is directed to delay installation of the final bituminous surface course on streets, as provided in Section XI of the Subdivision Regulations Ordinance, there shall be a separate two (2) year maintenance period for such streets.

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Subdivision Completion Agreement  
Village of Burr Ridge Subdivision Ordinance

3. That in the event Owner breaches the foregoing covenants, Village may perform said obligations of Owner and Owner shall reimburse Village for the expenses of said performance. In addition to any other security which may be required by Village to guarantee Owner's performance of the foregoing obligations, Owner hereby grants to Village a lien upon the property described in Exhibit A, attached hereto and made a part hereof, to secure reimbursement to the Village by Owner for the Village's expenses in performing Owner's obligations hereunder.
4. This Agreement shall be recorded and shall be binding upon the Owner and its heirs, executors, successors and assigns, to the extent that such heirs, executors, successors and assigns have any business option, interest or right in the development of the subdivision.
5. That if any portion of this Agreement shall be declared void or unenforceable, such adjudication shall not affect the validity or enforceability of any remaining part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

VILLAGE OF BURR RIDGE

By: *Jo V. Simon*  
President

ATTEST:  
*Karen J. Rhee*  
Clerk

OWNER:

*Hugo Koranda*  
(acknowledgement)  
*Emilee Koranda*

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Koranda Unit 2 Subdivision  
Completion Agreement

**EXHIBIT A**

Lot 4 in Koranda's Subdivision, being a subdivision of part of the Northwest Quarter of Section 19, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 10, 2002, as Document R-0020042108, in Cook County, Illinois.

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